

20100340691

CLEMATIS STREET GARAGE

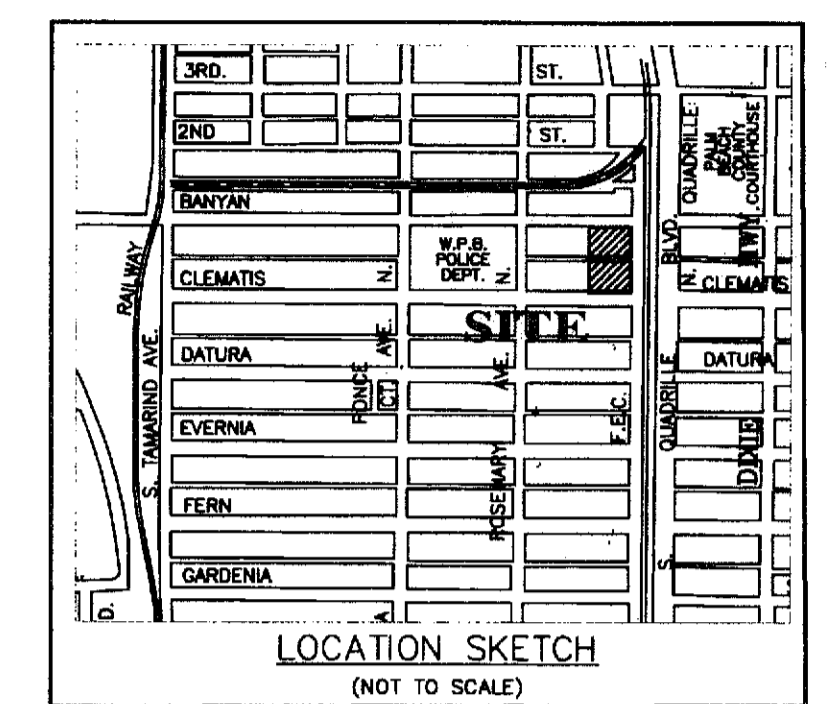
BEING A REPLAT OF LOTS 1 & 10 AND A PORTION OF LOTS 2, 9 AND THE 14 FOOT ALLEY IN BLOCK 25,
MAP OF THE TOWN OF WEST PALM BEACH AS RECORDED IN PLAT BOOK 1, PAGE 2
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA IN SECTION 21, TOWNSHIP 43 SOUTH, RANGE 43 EAST
CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record at 12:20 PM this 13 day of September, 2010, and duly recorded in Plat Book 113 Pages 167 through 167

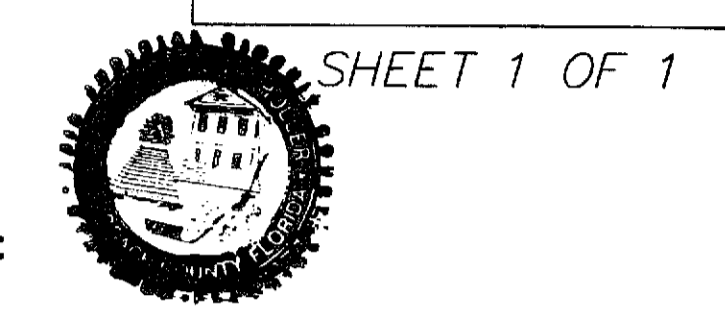
SHARON R. BOCK
Clerk & Comptroller
By: _____ D.C.

THIS INSTRUMENT WAS PREPARED BY:
VINCENT J. NOEL, P.S.M.
CITY OF WEST PALM BEACH
ENGINEERING SERVICES
401 CLEMATIS ST. CITY HALL, 4TH FLOOR
WEST PALM BEACH, FLORIDA 33401
(561) 494-1040
AUGUST, 2010

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



0074-263



TITLE CERTIFICATION:

I, SUZANNE PAYSON, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO THE CITY OF WEST PALM BEACH; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE CITY OF WEST PALM BEACH, OWNER OF THE LAND SHOWN HEREON AS CLEMATIS STREET GARAGE, HAS CAUSED SAID LANDS TO BE PLATTED AS DESCRIBED AS FOLLOWS:

ALL OF LOTS 1 AND 10, THE EAST 30 FEET OF LOT 2, THE EAST ONE-HALF OF LOT 9 AND THAT PORTION OF THE 14 FOOT ALLEY THAT LIES EAST OF THE SOUTHERLY PROLONGATION OF THE WEST LINE OF THE EAST 30 FEET OF SAID LOT 2, ALL IN BLOCK 25 OF THE MAP OF THE TOWN OF WEST PALM BEACH AS RECORDED IN PLAT BOOK 1, PAGE 2 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS CONTAINING 1.03 ACRES.

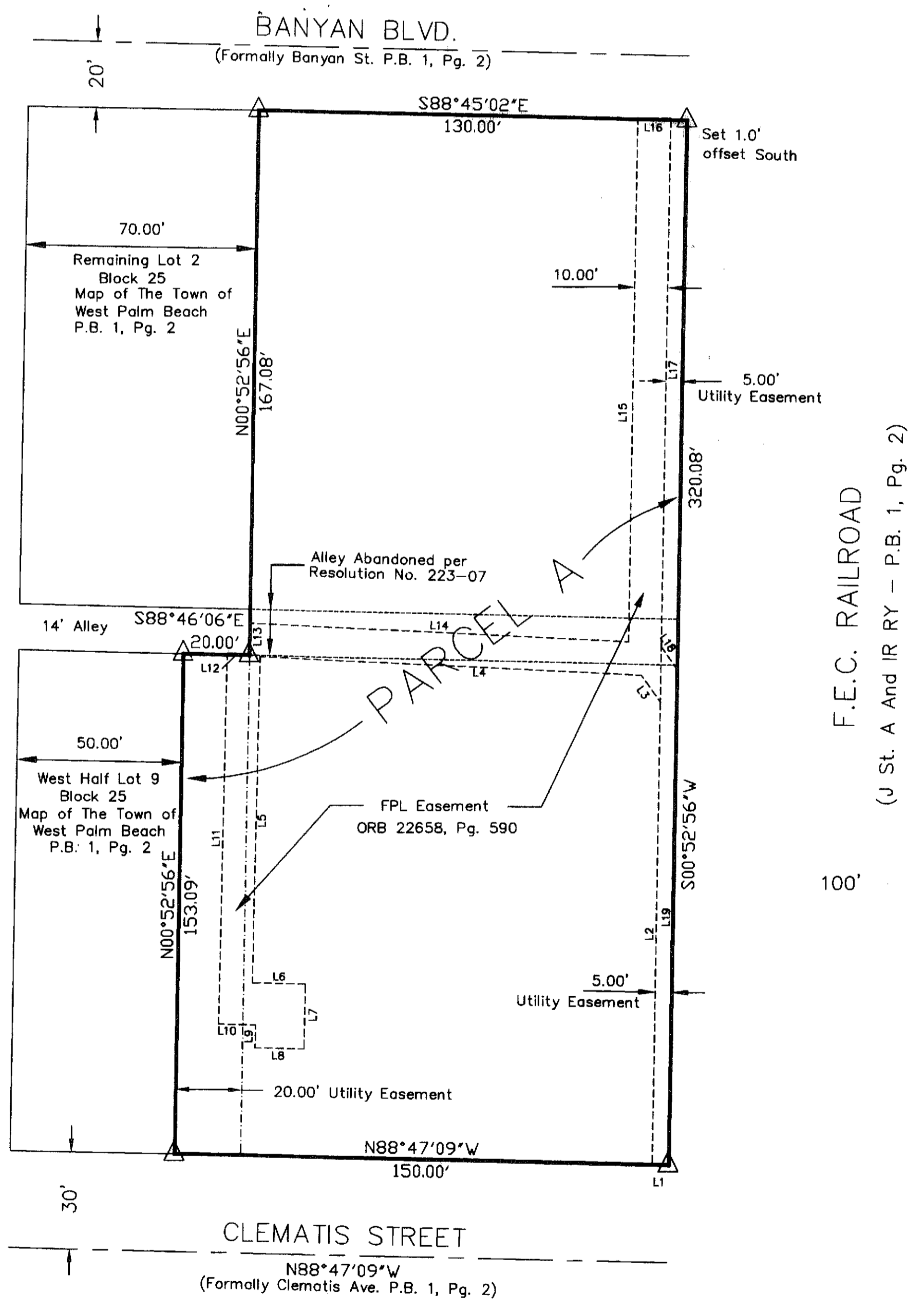
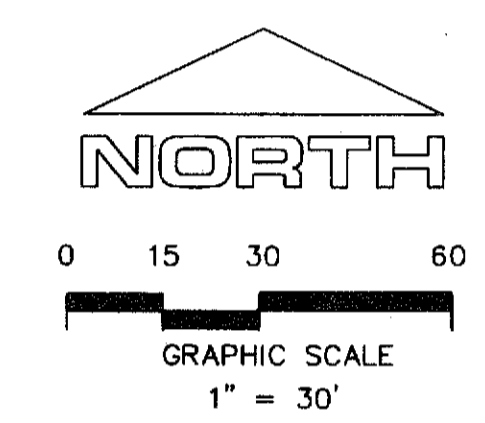
AND DOES HEREBY DEDICATE AS FOLLOWS:

1. THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED FOR PUBLIC UTILITIES, INCLUDING CABLE TELEVISION. NO CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ANY OTHER PUBLIC UTILITY.

IN WITNESS WHEREOF, THE ABOVE NAMED OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED SIGNATURES AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH.

THE CITY OF WEST PALM BEACH
BY: Lois J. Frankel
LOIS J. FRANKEL, MAYOR

ATTEST: Blane Kauthen
BLANE KAUTHEN, CITY CLERK



FPL EASEMENT

TAG	BEARING	DISTANCE
L1	N88°47'09"W	5.00'
L2	N00°52'56"E	141.06'
L3	N35°00'00"W	10.16'
L4	N87°18'21"W	115.85'
L5	S01°11'18"W	99.48'
L6	S88°48'42"E	16.08'
L7	S01°11'18"W	20.00'
L8	N88°48'42"W	14.83'
L9	N01°11'18"E	7.00'
L10	N88°48'42"W	11.25'
L11	N01°11'18"E	113.32'
L12	S88°46'06"E	6.75'
L13	N00°52'56"E	9.26'
L14	S87°18'21"E	115.06'
L15	N00°52'56"E	160.73'
L16	S88°45'02"E	10.00'
L17	S00°52'56"W	161.97'
L18	S35°00'00"E	8.53'
L19	N00°52'56"E	151.24'

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH } SS

BEFORE ME PERSONALLY APPEARED LOIS J. FRANKEL AND BLANE KAUTHEN WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED _____ AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND CITY CLERK, RESPECTIVELY, ON BEHALF OF THE CITY OF WEST PALM BEACH AND SEVERALLY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS OFFICIALS OF SAID AGENCY AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CITY AND IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR MUNICIPAL AUTHORITY AND IS THE FREE ACT AND DEED OF SAID CITY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10 DAY OF SEPTEMBER, 2010

Judith L. Schaefer
NOTARY PUBLIC
STATE OF FLORIDA
MY COMMISSION EXPIRES: _____

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF CLEMATIS STREET BEARING N 88° 47' 09" W.
2. THERE SHALL BE NO BUILDINGS OR STRUCTURES PLACED ON UTILITY EASEMENTS WITHOUT CONSENT OF ALL UTILITIES OCCUPYING SAME.

ORB - OFFICIAL RECORD BOOK
Δ - Set Mag Nail/Disk "PRM - LS 4169"
PRM - Permanent Reference Monument
P.B. - Plat Book

CITY OF WEST PALM BEACH
DATED: 8/31/10
BY: Suzanne Payson
SUZANNE PAYSON
401 CLEMATIS ST.
CITY HALL, 5TH FL.
WEST PALM BEACH, FL. 33401

APPROVAL CITY OF WEST PALM BEACH

THIS PLAT AS SHOWN HEREON HAS BEEN APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA AND THE CITY DOES HEREBY FORMALLY ACCEPT THE OFFERS TO DEDICATE CONTAINED ON THIS PLAT THIS 10th DAY OF SEPTEMBER, 2010.

BY: Lois J. Frankel
LOIS J. FRANKEL, MAYOR

CITY PLANNING BOARD
BY: Todd Bonlarron
TODD BONLARRON, CHAIRMAN

REVIEWING SURVEYOR

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081 OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S).

DATE: Aug. 16, 2010
BY: Richard Jerome Wilkie
Richard Jerome Wilkie
State of Florida
Registration No. 5327

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED AND ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA.

DATE: 8/31/10
BY: Vincent J. Noel
VINCENT J. NOEL, P.S.M.
STATE OF FLORIDA
REGISTRATION NO. 4169

